



大宅

SELECT DELUXE HOMES

Spotlight:
Garden House
花園洋房

Feature:
Modern Luxe



LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

全新裝修花園洋房

Newly renovated house in exclusive private estate

38 Black's Link
香港 布力徑38號



Stunning views of Deep Water Bay golf club, the beach and rolling hills

- Private terrace and well manicured landscaped garden
- Private Lift
- Outdoor swimming pool and tennis court



Layout

- | | |
|-------------------------------------|-----------------------|
| - 5 Bedrooms including 3 Ensuities | - 3 Maid's Rooms |
| - 4.5 Bathrooms | - 1 Utility Room |
| - 2 Family Rooms | - Lock-up Store Room |
| - Separated Living and Dining Rooms | - 2 Covered Car Parks |



Rental \$438,000 per month (Exclusive)

Saleable Area 4,780 s.f.

Inquiries 9011 5499 Yuky Chung 鍾小姐
Search Reference No. 103456





TONAL BLAZE 鮮明個性

A striking lighting fixture or distinctive piece of furniture creates a strong presence in a room, but bold flooring, signature rugs and wall tiles can really transform the look of a room, too. They should not to be overlooked when rethinking an interior design.

A few trends to bear in mind when considering floor and wall designs: decorative elements such as geometric, floral and graphic patterns add a note of excitement to an otherwise monochromatic interior; colourful accents and hues complement the whole interior space; a textured or plastered wall created with concrete tiles or coarse-surfaced wallpapers can add a much-needed element of depth; three-dimensional wall tiles can create the illusion of a bigger space; and carpets can easily become a focal point and function like a work of art.

一盞造型突出的燈具或一件設計獨特的家具無疑為室內空間營造鮮明風格，但突出的地板、具創意的地氈及個性十足的磚牆同樣可提升房間的層次，這是室內設計和裝潢時不應被忽略的。

以下幾個潮流可為設計地板和牆壁時帶來靈感和新點子：裝飾性的元素包括幾何、花卉和平面藝術圖案可讓單調的內牆添上趣味；鮮艷的色彩組合令整個空間更受注目；用混凝土牆磚或表面不平滑的牆紙打造具質感或灰泥的牆身，可營造更大的空間感；特色的地氈更可化身一件藝術品，輕易成為室內焦點。

04 MONTHLY HIGHLIGHT

Carmelia, Stanley
赤柱 赤柱村道60號

06 SPOTLIGHT

Garden House
花園洋房

08 Southside & the Peak sale
南區及山頂 出售

12 Midlevels Central & West sale
中半山及西半山 出售

14 HIGHLIGHT

Fontana Gardens,
Midlevels East
東半山 豪園

15 Midlevels East & Happy Valley sale
東半山及跑馬地 出售



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17 FEATURE

Modern Luxe

22 Southside &
the Peak lease
南區及山頂 出租

25 Midlevels Central
& West lease
中半山及西半山 出租



26 Midlevels Central,
West & East lease
中半山、西半山
及東半山 出租

27 HIGHLIGHT
Deep Water Bay
深水灣道

28 U.K. Properties
英國物業

32 Japanese Properties
日本物業

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he knew exactly my expectations for my home
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 Joseph is clearly an expert in what he does
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 His passion clearly reflected from how he
 very easy to work with & a pragmatic pe

never overpromised but surpassing my
 he has been most patient with me and
 I would highly recommend Joseph to a
 JC is totally patient & responsive to all
 we are totally happy with the end-result

Our friends wished they had someone like
 We all amazed at his ability to make our 4 s
no hidden costs or surprise add-ons.....
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 job done in advance even we required a tight sci

Joe has been most forthcoming in helping us after v
 an admirable partner throughout the entire process....
 a great communicator & a man who strives for exceller
 Friends who visited all amazed the changes of our hom
 he had a very refined taste & provided good guidance to
 responses were absolutely efficient & very spot-on to any

we now have a home giving us many moments of pleasur
 My dream art corner is alive with our old & new collection
 ..this is no show flat, this is a home with personal appeal!
 ...always ready to listen & responded with tons of ideas
 a wonderful team...super efficient in dealing with my der
 gave detailed emails of 'all' meetings so we knew our cl
 described clearly the stages & the time scale involved.
in fact, we were able to move in ahead of schedule
 I must say that the after-sales services were exceller
 Joe wants his clients to be completely happy with
 ..very easy to work with, from big picture to fine d

- Interior design
- constructions
- space planning
- project management
- tendering
- landscaping
- quantity survey



t/ 2524 9988 e/ jvision@biznetvigator.com a/ 11/f, leeloong building, 4 queen victoria st., central, hong kong



 Lucy SY Teo

"Joseph has great aesthetic taste and so very detailed oriented, his super swift responses give me a great sense of security that he will always be ready to help."

Peak road -contemporary classic



 Behnaz & Idris

"We have worked with Joe on several projects and would happily work with him again. Every room is sophisticated yet cozy....he is a perfectionist but very easy to work with..."

Modern, vintage & mid-century.....



 Behnaz & Idris

"Joseph was able to quickly home in on what was important to us, from functional to aesthetic. We are thrilled with the result as always!"

Crown moldings, paneled walls & parquet floor = Timeless grace



 Jennifer & Mandan Fong

"We love your passion towards your work, your ideas are just awesome and I could never imagine my home will look like what it is now."

Magazine Gap road -pure elegance



SECLUDED RETREAT

城外逍遙



Carmelia

60 Stanley Village Road,
Stanley

赤柱 赤柱村道60號

4 bed, 4.5 bath, 2 carparks

Saleable 實用 4,158 s.f.

Sale \$230,000,000

Inquiries 9871 6828

Louis Wong 黃先生

Search Reference No. 84478

Carmelia is an exclusive low-rise development comprising four substantial town houses with a strong hint of colonial architecture in the heart of Stanley, the south of Hong Kong Island. The premises is in close proximity to Stanley Market with only a short walk to the market, shops, restaurants and public transportation.

The property is situated round a charming Mediterranean style courtyard with each house having private gardens, large balconies, roof top and terraces commanding charming view over Stanley Bay. With sufficient outdoor area, the development is ideal for large families.

This rarely available three-storey villa on offer spans a total saleable area of 4,158 s.f. and consists of four ensuite bedrooms, a combined living and dining area, four and a half bathrooms, a garden, a rooftop, a spacious balcony, a maid's room, an utility room and two covered car parks. The living room and bedrooms are equipped with large floor-to-ceiling windows to ensure abundance of natural sunlight.

The town house is nicely decorated with modern interior, with good internal condition. The kitchen is fully fitted and equipped with tall wall cabinets. The villa is available for sale at HK\$230 million.



Carmelia is located in the low-density development of the Carmelia project in the central area of the South Kowloon Peninsula, with a high level of privacy. The entire residential project consists of four villas, with architectural features that exude a thick colonial color. The project is adjacent to the Carmelia market, and it only takes a few minutes to reach the nearby market, shops, and restaurants, with a very complete public transport network.

The villas are surrounded by a Mediterranean-style courtyard, and each villa has a private garden, a large terrace, a sky deck, and a platform, offering a panoramic view of the Carmelia Bay, which is very relaxing. The villa has a spacious outdoor space, which is the ideal choice for a large family.

This villa is a rare three-story high-end villa, with a practical area of 4,158 square meters, providing four suites, a connected dining room, four half-bathrooms, a garden, a terrace, a spacious terrace, a home office, a multi-purpose room, and two covered car spaces. The living and sleeping areas are equipped with floor-to-ceiling glass windows, allowing natural light and a wide view of the landscape to enter the eyes.

The villa is decorated with elegant and fashionable, and the maintenance is excellent. The kitchen is equipped with a complete set of kitchen appliances, with multiple built-in wall cabinets, and it is orderly. The villa is currently being sold for 2 billion 300 million Hong Kong dollars.



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The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

4 bed, 2.5 bath,

857 s.f. garden, 1 garage

Lovely townhouse with ample open space

enjoys splendid sea view

大潭精品洋房，享充裕戶外空間，眺望壯麗海景

Saleable 實用 2,583 s.f.

Sale \$80,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 158599



Villa Rosa

大潭 玫瑰園

88 Red Hill Road

4 bed, 4.5 bath,

2,234 s.f. garden, 1 garage

Hill top sea view townhouse with large private

garden and roof terrace

大潭海景排屋，連偌大私家花園及天台

Saleable 實用 3,314 s.f.

Sale \$180,000,000

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 1782



Stanley

赤柱

500 s.f. garden, 2 garages

Contemporary single garden house

with private pool at secluded location

當代時尚獨立屋，連私家游泳池，地段隱逸寧靜

Saleable 實用 2,060 s.f.

Sale \$195,000,000

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 180485



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12-16 Tai Tam Road

大潭 大潭道12-16號

5 bed, 4.5 bath,

1,569 s.f. terrace & roof, 2 carparks

Contemporary waterfront garden facing south

east house with private pool

當代時尚臨海正東南花園洋房，連私家游泳池

Saleable 實用 3,350 s.f.

Sale \$218,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 127174



Panarama Terrace 淺水灣 蕙園

12 South Bay Road

4 bed, 3.5 bath,

1,000 s.f. garden, 2 carparks

4-bedroom townhouse with large private garden

in quiet enclave of Repulse Bay

淺水灣四房洋房，連偌大私家花園，地段隱逸寧

靜，可租可售

Saleable 實用 3,237 s.f.

Sale \$250,000,000 (also for lease \$280,000 incl.)

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 4868



Peel Rise

山頂 貝璐道

3 bed, 2 bath,

1,067 s.f. roof, 2 carparks

Well decorated garden townhouse tranquil

verdant setting

優質裝修花園洋房，環境怡人恬靜

Saleable 實用 3,436 s.f.

Sale \$268,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 19352



Bay Villas

壽臣山 南源

57-71 Shouson Hill Road

4 bed, 4.5 bath, 603 s.f. terrace, 2 carparks

Brand new decorated townhouse overlooking magnificent Deep Water Bay

壽臣山全新裝修排屋，俯瞰壯麗深水灣

Saleable 實用 3,680 s.f.

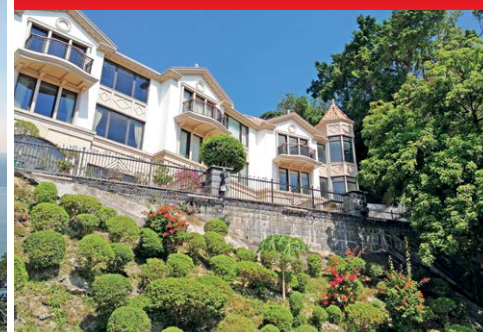
Sale \$400,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 135517



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Plantation Road

山頂 種植道

4 bed, 3 bath, 2 carparks

High privacy garden house with private pool at exclusive gated development

私隱度高花園洋房，連私家游泳池，位處尊貴顯赫地段

Saleable 實用 3,228 s.f.

Sale \$400,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 30454



Barker Road

山頂 白加道

5 bed, 6.5 bath, 1,214 s.f. terrace, 2 carparks

Rare 5-bedroom townhouse overlooking Victoria Harbour View

罕有五房洋房，俯瞰維港美景

Saleable 實用 5,700 s.f.

Sale \$830,000,000

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 175432



Unique garden house in Repulse Bay

淺水灣 尊貴花園洋房

Extravagant single house with private pool and garden overlooking Southside seaview

淺水灣奢華獨立屋，連私家游泳池及花園，俯瞰南區海景

Saleable 實用 7,891 s.f.

Sale \$850,000,000

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 181580



6-12 Crown Terrace

薄扶林 冠冕台6-12號

3 bed, 2 bath, 1 carpark

Colonial 3-bedroom low-rise with internal staircase to private roof in Pokfulam

英式三房低密度單位，連室內內置樓梯往私家天台

Saleable 實用 1,536 s.f.

Sale \$34,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 82045



Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

3 bed, 2 bath, 1 carpark

Stunning sea view apartment with 3 bedrooms and spacious layout

薄扶林三房住宅，間隔偌大，眺望壯麗海景

Saleable 實用 1,707 s.f.

Sale \$41,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 90713



Larvotto

鴨脷洲 南灣

8 Ap Lei Chau Praya Road

3 bed, 2.5 bath, 1 carpark

Modern waterfront apartment with beautiful marina view and comprehensive facilities

時尚海濱住宅，遠眺優美遊艇海景，享完善設施，可租可售

Saleable 實用 1,559 s.f.

Sale \$41,500,000 (also for lease \$80,000 incl.)

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 133983



La Clare Mansion

薄扶林 利嘉大廈

92 Pok Fu Lam Road

4 bed, 2 bath, 1 carpark

Rare on market 4-bedroom flat with balcony and brand new decorations

罕有四房住宅，連露台及全新裝修，可租可售

Saleable 實用 2,154 s.f.

Sale \$47,000,000 (also for lease \$75,000 excl.)

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 53550



Splendour Villa

淺水灣 雅景閣

10 South Bay Road

2 bed, 1.5 bath, 1 carpark

Commodious low-rise apartment with tasteful decorations

舒適低密度住宅，配以品味裝修

Saleable 實用 1,272 s.f.

Sale \$50,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 30724

Can be sold via company shares transfer
可以公司轉讓股份形式買賣Can be sold via company shares transfer
可以公司轉讓股份形式買賣**South Bay Palace**

淺水灣 南灣御苑

25-31 South Bay Close

4 bed, 3 bath, 1 carpark

4-bedroom flat with well received layout in tranquil location

間隔寬敞四房住宅，地段清幽恬靜

Saleable 實用 1,947 s.f.

Sale \$55,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 98835

**Woodbury Court**

薄扶林 嘉林閣

137 Pok Fu Lam Road

4 bed, 3 bath, 6 carparks

4 bedroom duplex at upscale location with sweeping sea view and 6 carparks

四房複式住宅，地段顯赫尊貴，遙望遼闊海景，連六車位

Saleable 實用 2,549 s.f.

Sale \$74,000,000

Inquiries 9803 2216 Annie Lee 李小姐

Search Reference No. 38823

Can be sold via company shares transfer
可以公司轉讓股份形式買賣Can be sold via company shares transfer
可以公司轉讓股份形式買賣**Hong Kong Parkview**

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

4 bed, 2.5 bath, 1 carpark

Luxury 4-bedroom flat with deluxe clubhouse facilities in country park

豪華四房住宅，連完善會所設施

Saleable 實用 2,308 s.f.

Sale \$74,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 122627



Park Place

淺水灣 雅柏苑

7 Tai Tam Reservoir Road

3 bed, 2.5 bath, 2 carparks

Spacious apartment at exclusive location with easy access to both CBD and Island South

淺水灣寬敞住宅，地段尊貴顯赫，毗鄰市中心及南區

Saleable 實用 2,113 s.f.

Sale \$82,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 108291



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Grand Garden

淺水灣 華景園

61 South Bay Road

4 bed, 3.5 bath, 2 carparks

Large and spacious 4-bedroom apartment with comprehensive facilities, for sale with tenancy
偌大寬敞四房單位，享完善設施，連租約出售

Saleable 實用 2,482 s.f.

Sale \$82,000,000

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 158486



Pine Crest

淺水灣 松苑

65 Repulse Bay Road

4 bed, 3 bath, 2,020 s.f. garden, 1 carpark

Rare find spacious apartment with huge private garden in Repulse Bay

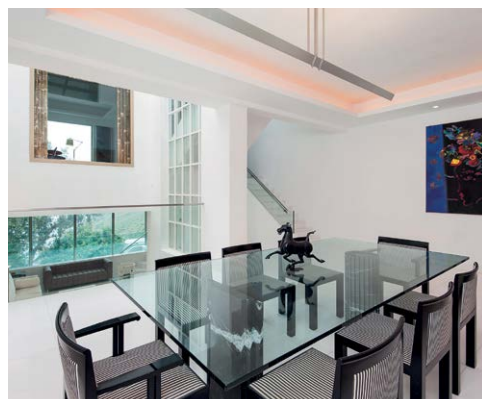
淺水灣罕有寬敞住宅，連偌大私家花園

Saleable 實用 1,917 s.f.

Sale \$88,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 171237



Horizon Ridge

春坎角 海天小築

38-48 Horizon Drive

4 bed, 2.5 bath, 443 s.f. terrace, 2 carparks

Exclusive sea view 4-bedroom townhouse at quiet end of Chung Hom Kok

尊貴海景四房洋房，位處寧靜春坎角

Saleable 實用 2,503 s.f.

Sale \$150,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 35220



Belgravia

淺水灣 南灣道57號

57 South Bay Road

4 bed, 3 bath, 1 carpark

Bright and airy high floor unit with fantastic sea view
光猛通風高層住宅，飽覽醉人海景，可租可售

Saleable 實用 2,197 s.f.

Price \$88,000,000 (also for lease \$130,000 incl.)

Inquiries 9803 2216 Annie Lee 李小姐

Search Reference No. 165432

Can be sold via company shares transfer
可以公司轉讓股份形式買賣**Eredine**

山頂 加列山道38號

38 Mount Kellett Road

4 bed, 4.5 bath, 1 carpark

Rare 4-ensuite apartment with tasteful decorations overlooking
Southside sea view

罕有四套房住宅，連品味室內裝修，俯瞰南區海景

Saleable 實用 2,893 s.f.

Sale \$125,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 23687

**Sunshine Villa**

山頂 陽光花園

48 Mount Kellett Road

3 bed, 2 bath, 929 s.f. garden, 2 garages

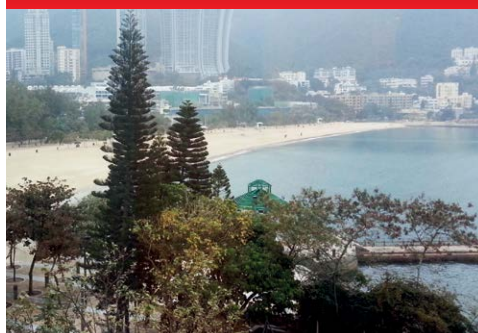
Bright and airy townhouse on the Peak with ample open space
山頂光猛通風排屋，享充裕戶外空間，可租可售

Saleable 實用 1,690 s.f.

Price \$130,000,000 (also for lease \$140,000 incl.)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 1708

Can be sold via company shares transfer
可以公司轉讓股份形式買賣**56 Repulse Bay Road**

淺水灣 淺水灣道56號

4 bed, 3.5 bath, 1,453 s.f. terrace, 1 garage

Lovely seashore duplex with private terrace in tranquil location
精品臨海複式住宅，連私家平台，地段清幽恬靜

Saleable 實用 2,440 s.f.

Sale \$210,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 45931





Conduit 18

西半山 干德道18號
16-18 Conduit Road
3 bed, 2 bath



Well decorated 3-bedroom apartment on convenient Conduit Road with city view
優質裝修三房單位，交通便利，眺望城市景

Saleable 實用 910 s.f.

Sale \$23,500,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 125368



Ning Yeung Terrace

西半山 寧養臺 78 Bonham Road
4 bed, 2 bath



4-bedroom family flat in newly refurbished building with swimming pool and tennis court, for sale with tenancy
四房家庭式住宅，大廈經已全面翻新，連游泳池及網球場，連租約出售

Saleable 實用 1,719 s.f

Sale \$34,000,000

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 134773



Man Yuen Garden

中半山 文苑花園
52A-52B Kennedy Road
2 bed, 2 bath, 1 carpark



Lovely 2-bedroom apartment on convenient Kennedy Road

精品兩房單位，位處便利堅尼地道

Saleable 實用 1,669 s.f.

Sale \$38,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 64947



Fairlane Tower

中半山 寶雲山莊
2B Bowen Road
3 bed, 2 bath



3-bedroom apartment with city view and clubhouse facilities in tranquil location
三房城市景住宅，享優質會所設施，地段清幽恬靜

Saleable 實用 1,281 s.f.

Sale \$40,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 37843



The Royal Court

中半山 帝景閣
3 Kennedy Road
3 bed, 3 bath



Unique modern designed duplex with internal staircase enjoys peaceful view of Hong Kong Park
獨特時尚複式單位，連室內內置樓梯，坐擁香港公園怡人景致

Saleable 實用 1,758 s.f.

Sale \$70,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 107109



Rose Gardens

中半山 玫瑰別墅
9 Magazine Gap Road
3 bed, 2 bath, 1 carpark



High-efficiency 3-bedroom apartment with balcony in prestigious location

高實用率三房住宅，連露台，地段尊貴顯赫

Saleable 實用 2,235 s.f.

Sale \$76,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 125468

The Rednaxela

西半山 帝華臺

1 Rednaxela Terrace

3 bed, 3 bath, 114 s.f. terrace, 1 carpark

Well decorated penthouse duplex in prime location

優質裝修頂層複式單位，地段優越

Saleable 實用 1,794 s.f.

Sale Open Offer (also for lease \$110,000 incl.)

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 135276



Century Tower 1

中半山 世紀大廈1座

1 Tregunter Path

3 bed, 2.5 bath, 1 carpark

Rare high-floor zone unit with large balcony enjoys stunning harbour view

罕有高層單位，連偌大露台，坐擁壯麗海景

Saleable 實用 2,041 s.f.

Sale \$73,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 21450



Garden Terrace

中半山 花園臺

8A Old Peak Road

4 bed, 4 bath, 2 carparks

Spacious 4-bedroom flat in sought after Midlevels location on fringe of CBD

寬敞四房單位，位處受歡迎地段，毗鄰商業中心區

Saleable 實用 2,580 s.f.

Sale \$91,900,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 24351



The Albany

中半山 雅賓利大廈

1 Albany Road

3 bed, 3.5 bath, 1 carpark

Exclusive 3-bedroom apartment with sweeping city view on the edge of CBD

獨特三房住宅，眺望遼闊城市景，鄰近市中心

Saleable 實用 1,948 s.f.

Sale \$98,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 30479



Hatton House

西半山 赫頓大廈

15 Kotewall Road

5 bed, 3 bath, 2 carparks

Potential unpolished gem in Midlevels West with huge renovated private roof

西半山優質住宅，連偌大私家天台，可租可售

Saleable 實用 2,324 s.f.

Sale \$110,000,000 (also for lease Open Offer)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 37417



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



The Mayfair

中半山 梅道1號

1 May Road

4 bed, 3 bath

Luxurious 4-bedroom apartment in prestigious location enjoys open city view

豪華四房單位，地段尊貴，享開揚城市景，可租可售

Saleable 實用 2,215 s.f.

Sale \$150,000,000 (also for lease \$180,000 incl.)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 157642



Classic abode 古雅風尚

Nestled in a quiet enclave off Tai Hang Road in Mid-Levels East, this spacious apartment in Fontana Gardens lies within walking distance to Causeway Bay. Surrounded by lush greenery, the flat spans a saleable area of 2,560 s.f. with a high efficiency rate of 85% and consists of four bedrooms with one being ensuite, a combined living and dining room, a large balcony, two bathrooms, an utility room and a maid's room. The apartment is fitted with basic classical style furnishing with a sizable kitchen.

豪園位於東半山坑道的清幽地段，徒步往銅鑼灣僅咫尺之遙。這間偌大單位被綠樹環抱，實用面積達2,560平方呎，實用率高達85%，單位設有四間睡房，其中一間為套房、相連的客飯廳、寬闊露台、兩間浴室、一間多用途室及一間家傭房。單位採古典裝潢，散發古雅情懷，連實用廚房，空間十足。

Can be sold via company shares transfer
可以公司轉讓股份形式買賣

Fontana Gardens 豪園

1-25 Ka Ning Path, Midlevels East 東半山 嘉寧徑1-25號

4 bed, 2 bath, 1 carpark

Saleable 實用 2,560 s.f.

Sale \$74,000,000

Inquiries 9803 2216 Annie Lee 李小姐

Search Reference No. 46004



Marlborough House

東半山 保祿大廈

154 Tai Hang Road

3 bed, 2 bath

Nicely decorated older-style flat with open city view on Tai Hang Road

雅致裝修住宅，坐擁開揚景致

Saleable 實用 1,388 s.f.

Sale \$27,500,000

Inquiries 9803 2216 Annie Lee 李小姐

Search Reference No. 123321



9-9A Wang Fung Terrace

東半山 宏豐臺9-9A號

3 bed, 2 bath, 1 carpark

Lovely low-rise apartment with large balcony enjoys view of Hong Kong Stadium

精品低密度單位，連寬闊露台，坐享香港大球場景致

Saleable 實用 1,542 s.f.

Sale \$28,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 169274



Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road

4 bed, 2 bath, 1 carpark

Nicely renovated 4-bedroom apartment with big balcony in prime neighbourhood

雅致裝修四房住宅，坐擁開揚景致

Saleable 實用 2,471 s.f.

Sale \$60,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 49501



Woodland Heights

東半山 怡園

2A-2F Wong Nai Chung Gap Road

4 bed, 2.5 bath, 1 carpark

Spacious 4-bedroom duplex at prime location enjoys sweeping city view

寬敞四房複式單位，地段優越，享遼闊城市景

Saleable 實用 3,189 s.f.

Sale \$135,000,000

Inquiries 9803 2216 Annie Lee 李小姐

Search Reference No. 161475



Winfield Building

跑馬地 雲暉大廈

1-5 Ventris Road

4 bed, 2.5 bath, 1 carpark

Well decorated 4-bedroom apartment with balcony enjoying racecourse view

優質裝修四房住宅，連露台，眺望馬場美景，可租可售

Saleable 實用 1,953 s.f.

Sale \$66,500,000 (also for lease \$110,000 incl.)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 165344



Broadwood Park 東半山 柏樂苑

38 Broadwood Road

4 bed, 3 bath, 1 carpark

Family 4-bedroom apartment with balcony and full facilities overlooking Hong Kong Stadium view

家庭式四房住宅，連露台及完善會所設施，俯瞰香港大球場景致，可租可售

Saleable 實用 2,414 s.f.

Sale \$95,000,000 (also for lease \$150,000 excl.)

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 125421



Serenade

東半山 上林

11 Tai Hang Road

3 bed, 3.5 bath, 1 carpark

Tastefully decorated modern duplex enjoys splendid harbour view
品味裝修時尚複式，享壯麗海景，可租可售

Saleable 實用 1,990 s.f.

Sale \$100,000,000 (also for lease \$120,000 incl.)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 165851



Can be sold via company shares transfer
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Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Extravagant Penthouse on Stubbs Road

東半山 司徒拔道豪華頂層住宅

4 bed, 4.5 bath, 2 carparks

Extravagant penthouse with huge private terrace overlooking metropolitan view

豪華頂層住宅，連私家天台，俯瞰繁華城市景

Saleable 實用 2,545 s.f.

Sale Open Offer

Inquiries 9871 6828 Louis Wong 黃先生

Modern Luxe

by Dennis Lee

The latest furniture trends usher in sumptuous textures and warm, inviting colours



Moebe shelving system

Copenhagen-based Moebe Studio has created this flexible shelving system to save the need for tools in the assembly process. The wooden shelves are held together with rounded-steel uprights (in three heights) by a set of wedges, giving users full freedom to create their own system.



Fogia furniture collection

Swedish furniture manufacturer Fogia partners with architects and interior designers to create items that lasts. Forming part of its new collection are the minimalistic Gito table and Hawu shelf by Swiss duo Diiis Designstudio; the Bollo Spisolini chair by Andreas Engesvik; the Big Sur table by Kristoffer Sundin and Simon Klenell; the Mame lounge chair by Luca Nichetto; the Tabula table by Note Design Studio; and the Poppy pouf by Nina Jobs.



Adele-C Incanto bookcase/cupboard

Designed by Italian architect Marco Ferreri, the Incanto is a corner bookcase/cupboard that opens out on a central pivot, like a fan. It comes in marine plywood with natural birch veneer on the exterior and cobalt blue inside. The blue is revealed only when the cabinet is fully opened at 180°.



BoConcept Osaka sofa

The Osaka sofa in forest green Napoli fabric is ideal for a compact space, and sports a light look and slim proportions. Its clean design is inspired by Nordic aesthetics, while the rounded armrests and brushed-brass legs bring a touch of 1960s design.



Pentatonic and Snarkitecture Fractured furniture

Fractured is the collaborated result between Berlin-based Pentatonic and New York studio Snarkitecture. The sustainably produced modular furniture – benches, a table and a coffee table – are made from recycled waste, including plastic, cans, computer parts and coffee cups. Each item's top is divided by a jagged edge into two parts, which can be pushed together to form one piece.



Maison Dada Paris-Ming tables

Renowned designer Arik Levy's Paris-Ming tables are a fusion of Chinese and Western cultures, referencing the signature elements of Ming furniture through clean and graceful lines supported by a light open structure, while giving them a contemporary Western touch. Available in circular and rectangular forms, the tables' oversized coloured glass tops reflect traditional Chinese lacquer work that breathes simple and elegant beauty.



Cassina Beugel Stoel

Cassina has created an updated version of the Beugel Stoel, first designed by Dutch architect Gerrit Rietveld in 1927. The modern interpretation retains the fundamental elements of the piece: two identical looped steel frames coupled to support the seat in fibreboard or wood. Using 3D technology, the seat/backrest comfortably follows the natural shape of the body, while the tubular metal frame measures just 15mm in diameter, making for a lighter, ergonomic form.



Formitalia Glamour collection

Designed by Dainellistudio and debuted at Milan Design Week in April, Formitalia's Glamour range sports clean lines with satin-finished metals, natural stone, hides and refined fabrics, all of which showcase fine Italian craftsmanship. The collection includes a sofa and an armchair upholstered with leather, a footstool with a metal framework, and a small table with a base made in marble or onyx.



Savoir beds

British bed maker Savoir has crafted tailor-made beds for London's Savoy Hotel since 1905. They can be customised specifically to fit the clients based on its four key bed models with bespoke headboards. Each mattress is made using natural materials and signed by the craftsman who made it. The MOON 01 bed, its latest collaboration with Korean designer Teo Yang, is inspired by East Asian folklore and features a hand-upholstered headboard of three circles in glazed metallic linen reminiscent of a trio of glowing moons.



Knoll Grasshopper table

Designed by Piero Lissoni for Knoll, the Grasshopper collection of dining tables includes rectangular and circular forms – an exercise in geometry. The table top is available in Rosso Rubino marble, glass and wood, while the base structure is composed of slender cast steel elements in chromed, burnished or painted finishes.



Moroso Gentry Extra Light sofa

Moroso marks 20 years of collaboration with Spanish designer Patricia Urquiola with a lighter, resized version of its best-selling Gentry sofa. Featuring independent seat- and back-cushions for extended comfort and matt-black tubular steel front-back to-leg base, the Gentry Extra Light leather three-seater takes a fresh look at the concept of an elegant, compact sofa that is ideal for both home and communal spaces.



Cane-line Peacock chairs

Designed by Foersom and Hiort-Lorenzen, the Peacock all-weather chair collection transforms outdoor living spaces. Available in dining and lounge chairs, it is crafted in a cone-like shell and a Sunbrella natte cushion with a mix of two colours in Cane-line weave that is both temperature- and UV-resistant.

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Cosmopolitan sumptuousness

都會奢華



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Convention Plaza Duplex

灣仔 會景閣複式

4 bed, 3 bath

Saleable 實用 2,794 s.f.

Sale \$138,000,000

Inquiries 6188 1398

Josephine Yuen 阮小姐

Search Reference No.

49762

The Convention Plaza Apartments is a rare find – a harbour-front residential tower in the heart of the business area of Wan Chai and adjacent to the Hong Kong Convention and Exhibition Centre and Grand Hyatt Hotel. The MTR Shatin to Central Link is expected to open by 2021, which greatly enhance the accessibility of Convention Plaza Apartments.

This urban penthouse duplex is tastefully designed with contemporary finishing and a neutral background of white oak floors and white marble walls. Spanning a saleable area of 2,794 s.f., the apartment boasts four bedrooms (three ensembles), a combined living and dining room and three bathrooms. With soaring double-height ceilings and floor-to-ceiling windows, the flat lets in plenty of sunlight.

In the living room, a full-height marble feature wall with a large painting doubles as a remote-controlled sliding panel hiding the television screen; beneath is a gas fireplace embedded within the marble wall. The fully fitted kitchen is enclosed by seamless white oak wall panel, connecting the dining area with a timber-shuttered breakfast bar, while a multi-purpose room is located just beyond the dining area – and can be fitted as a home office, a private entertainment room or guestroom. The penthouse is exclusively equipped with a separate maid's room with individual bathroom, only available in duplex units in the apartment building.

On the penthouse floor, a mezzanine-like open corridor connects the master bedroom with large walk-in closets and the other two bedrooms. Floor-to-wall windows replace one of the internal walls and allow the occupants to gaze down directly at the living room below – an interface connecting the two floors.

The penthouse duplex is on sale for HK\$138,000,000.

會景閣位於灣仔的核心商業區，毗鄰香港會議展覽中心及君悅酒店，是區內罕見的海傍豪華住宅項目。而港鐵沙中線將於2021年通車，會景閣毗鄰會展站，屆時往返內地更方便。

這個眺望城市美景的頂層複式單位設計時尚，充滿當代氣息，白橡木地板和白雲石牆身打造出柔和的背景調子。這複式頂層單位的實用面積廣達2,794平方呎，設有四間睡房，包括三間套房、相連的客飯廳及三間浴室。雙層樓底氣派恢宏，並設巨型落地玻璃窗，引入大量天然採光。

客廳全幅白色雲石牆壁上的一幅巨型藝術畫同時是一個遙控滑屏，將電視收藏起來，組合架下面是嵌在雲石牆內的氣體壁爐。一塊完整的白橡木牆板後是設備齊全的廚房，並以一個活動百葉玻璃早餐枱將飯廳分隔，飯廳盡頭是一間多用途室，可充當家居辦公室、私人娛樂室或客房。該複式單位罕有附設包括獨立浴室的家傭房，屬整幢住宅項目唯一擁有這項設施的單位類別。

直上上層，中間一個像夾梯似的開放式走廊將附設大型掛衣室的主人套房及兩間睡房連接起來。主人睡房一整幅內牆換上落地大玻璃，住客可清楚俯瞰下層的客廳，亦同時將兩樓層連接。

這豪華頂層複式住宅現以1億3,800萬港元出售。



1-3 Homestead Road

山頂 堪仕達道1至3號

3 bed, 3 bath, 1 carpark

3-bedroom full floor apartment with sweeping views at exclusive location
三房全層住宅，享遼闊海景，地段尊貴顯赫

Saleable 實用 2,156 s.f.

Rent \$120,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 29257



Marina South

鴨脷洲 南區左岸

8 Ap Lei Chau Drive

4 bed, 3 bath

Brand new 4-bedroom apartment enjoys marina view
全新四房單位，享遊艇海景

Saleable 實用 1,787 s.f.

Rent \$130,000 excl.

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 181443



Magazine Gap Towers

山頂 馬己仙峽道15號

15 Magazine Gap Road

3 bed, 2 bath, 1 carpark

Lower Peak apartment with spacious layout at recently refurbished building
山頂尊貴住宅，間隔寬敞，大廈經已全面翻新

Saleable 實用 1,900 s.f.

Rent \$133,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 12092



Twin Brook 淺水灣 雙溪

43 Repulse Bay Road

4 bed, 3 bath, 1 carpark

Spacious 4-bedroom apartment at prestigious location overlooking golf course and Deep Water Bay
寬敞四房住宅，地段尊貴，俯瞰高爾夫球場及深水灣景色，可租可售

Saleable 實用 2,423 s.f.

Rent \$135,000 incl. (also for sale \$150,000,000)

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 32624



Residence Bel-Air

薄扶林 貝沙灣

68 Bel-Air Peak Rise

4 bed, 3 bath, 1 carpark

Full sea view 4-bedroom apartment with excellent clubhouse facilities
四房全海景住宅，享優質會所設施，可租可售

Saleable 實用 1,985 s.f.

Rent \$138,000 incl. (also for sale Open Offer)

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 47195



Hillgrove

春坎角 壁如花園

18 Cape Drive

5 bed, 3.5 bath, 1,152 s.f. garden, 1 garage

Bright and airy spacious 5-bedroom townhouse enjoys peaceful views
光猛通風偌大洋房，五房間隔，坐擁怡人景色

Saleable 實用 3,004 s.f.

Rent \$155,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 129580



Magnolia Villas

薄扶林 百合苑

46 Sassoon Road

4 bed, 3.5 bath, 1 garage

Sea view 4-bedroom townhouse with private terrace and private pool in tranquil location

海景四房洋房，連私家平台及私家游泳池，地段清幽

Saleable 實用 4,440 s.f.

Rent \$250,000 excl.

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 14761



Barker Road

山頂 白加道

5 bed, 3.5 bath, 551 s.f. roof, 2 carparks

Luxury 5-bedroom house with spectacular sea views

豪華五房洋房，眺望遼闊海景

Saleable 實用 3,222 s.f.

Rent \$260,000 excl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 46177



The Belvedere

山頂 種植道51-61號

51-61 Plantation Road

4 bed, 4.5 bath, 879 s.f. garden, 1 garage

Garden townhouse on the Peak with bird's eye view of Victoria Harbour

山頂花園洋房，鳥瞰維港璀璨美景

Saleable 實用 3,189 s.f.

Rent \$280,000 incl.

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 20413



Plantation Road

山頂 種植道

4 bed, 5 bath, 3,143 s.f. garden, 2 carparks

Prestigious 4-ensuite townhouse with private swimming pool

尊貴四套房排屋，連私家游泳池

Saleable 實用 3,537 s.f.

Rent \$350,000 excl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 161125



21 Coombe Road

山頂 甘道21號

6 bed, 6 bath, 2 carparks

Extraordinary detached house with spectacular view of country park
山頂豪華洋房，飽覽郊野公園優美景色

Saleable 實用 4,012 s.f.

Rent \$395,000 incl.

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 11636



The Nautilus

淺水灣 南灣道16A號

16A South Bay Road

5 bed, 4 bath, 2 carparks

Deluxe 5-bedroom house overlooking stunning sea view
in South Bay

豪華五房洋房，俯瞰壯麗海景

Saleable 實用 3,513 s.f.

Rent \$380,000 incl.

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 27209



34 Island Road

深水灣 香島道34號

5 bed, 4.5 bath, 1,260 s.f. garden, 2 carparks

Contemporary waterfront house enjoys spectacular sea view
當代時尚海濱洋房，飽覽遼闊壯麗景色

Saleable 實用 3,457 s.f.

Rent \$400,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 35172



Deep Water Bay Road

深水灣道

4 bed, 3.5 bath, 2 carparks

Newly renovated garden house in prestigious address
全新裝修花園，地段顯赫尊貴

Saleable 實用 2,838 s.f.

Rent Open Offer

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 14722



The Royal Court

中半山 帝景閣

3 Kennedy Road

3 bed, 2 bath

3-bedroom city view apartment within short reach to CBD

三房城市景單位，信步可達商業中心區，可租可售

Saleable 實用 1,107 s.f.

Rent \$60,000 incl. (also for sale \$37,000,000)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 112784



Azura

西半山 蔚然

2A Seymour Road

3 bed, 2 bath, 1 carpark

Stylishly furnished 3-bedroom apartment with harbour view close by Midlevels Escalators

時尚品味三房住宅，坐擁維港美景，毗鄰半山行人扶手電梯，可租可售

Saleable 實用 1,292 s.f.

Rent \$95,000 incl. (also for sale \$56,500,000)

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 159167



1 Robinson Road

西半山 羅便臣道1號

3 bed, 3.5 bath, 2 carparks

Large 3-ensuite duplex with 2 carparks on fringe of CBD

偌大三套房複式單位，連雙車位，毗鄰商業中心區，可租可售

Saleable 實用 2,626 s.f.

Rent \$110,000 incl. (also for sale \$78,000,000)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 101001



Regal Crest

西半山 薈萃苑

9 Robinson Road

4 bed, 5.5 bath, 1 carpark

4-ensuite duplex apartment at prestigious location with city view

四套房複式單位，地段顯赫尊貴，享城市景，可租可售

Saleable 實用 2,932 s.f.

Rent \$140,000 incl. (also for sale \$110,000,000)

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 125902



Grenville House

中半山 嘉慧園

1 & 3 Magazine Gap Road

4 bed, 3 bath, 1 carpark

Newly renovated 4-bedroom apartment with 2 ensuites and huge balcony

全新裝修四房單位，連兩套房及偌大露台

Saleable 實用 3,349 s.f.

Rent \$180,000 incl.

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 35553



8 Kennedy Terrace

中半山 堅尼地台8號

3 bed, 3.5 bath, 1 carpark

Brand new 4-bedroom (3-ensuite) apartment within walking distance to Central

全新四房(連三套房)單位，信步可達中環

Saleable 實用 2,896 s.f.

Rent \$240,000 incl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 184934



Branksome Crest

中半山 地利根德里3A

3A Tregunter Path

4 bed, 4 bath, 1,263 s.f. terrace, 2 carparks

Extravagant duplex apartment with huge private terrace and pool overlooking metropolitan view

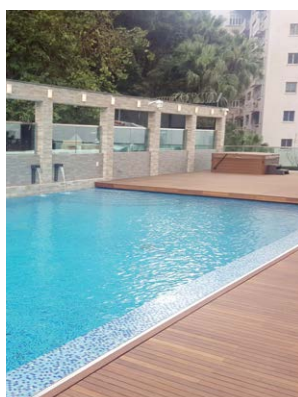
豪華複式住宅，連偌大私家平台及游泳池，俯瞰城市美景

Saleable 實用 3,799 s.f.

Rent \$350,000 excl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 9226



Harmony

東半山 逸園

44 Stubbs Road

5 bed, 5 bath, 1,147 s.f. roof, 2 carparks

Brand new harbour view 5-ensuite penthouse with private roof terrace

全新海景五套房頂層單位，連私家天台

Saleable 實用 2,258 s.f.

Rent \$450,000 excl.

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 186322





引領增長：

英國伯明翰物業投資講座

Birmingham Property Investment Seminar – Meet The Developer

2017年伯明翰樓價按年增長達7.5%，繼Edinburgh後最大升幅的英國城市。興建中的高速鐵路HS2及2022年英聯邦運動將會進一步刺激當地經濟

伯明翰最大發展商 **SevenCapital** 代表分享對伯明翰投資前景的看法、探討當地房產市場未來發展

當年錯過了曼徹斯特的房產機遇，今天了解投資伯明翰的優勢

日期：2018年6月14日(星期四)

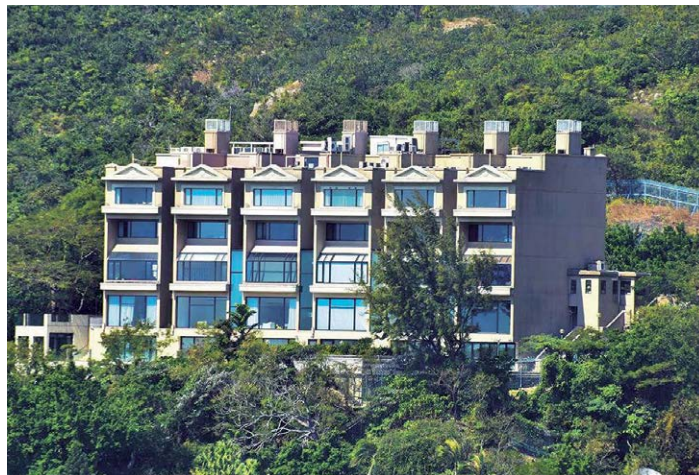
時間：7pm – 8:30pm

地點：The Key Gallery

銅鑼灣告士打道255號信和廣場6樓

講座名額有限，請登記留坐
Enquiries & RSVP

9010 7621
projects@landscape.com



Where sea & sky meet 海天一色

Situated in the peaceful neighbourhood of Deep Water Bay, this 2,742 s.f. (saleable area) modern townhouse offers striking sea views that stretch over Deep Water Bay and across the horizon of the South China Sea.

Decorated with contemporary décor, the townhouse comprises four ensuite bedrooms, a separate living and dining room, 4.5 bathrooms, a family room, a maid room, a utility room and two covered car parks. The terrace and roof are ideal spots for mingling or sunbathing, offering complete privacy.

這實用面積2,742平方呎的豪華時尚洋房位於寧靜怡人的深水灣，坐享深水灣優美海景，遠眺南中國海的海平線。

洋房擁當代時尚風格的設計風格，提供四間套房、獨立的客飯廳，四間半浴室，一個家庭廳，一間家傭房，一間多用途房及兩個有蓋車位。平台及天台是享受室外日光浴及與親朋好友相聚的理想地點，洋房亦享高私隱度。

Deep Water Bay

深水灣道

4 bed, 4.5 bath, 569 s.f. roof, 2 carparks

Saleable 實用 2,742 s.f.

Rent \$288,000 excl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 10204



Asset Enhancement Opportunity in the Heart of Westminster

- Freehold, Single-let to UK government
- Extension and redevelopment potential
- Huge growth potential with numbers of new projects and improvement works in the adjacent areas
- Proximity to the UK largest transportation hub
- 永久業權，由英國政府單一承租
- 具擴建或重建潛力
- 區內多項大型基建和重建項目
- 鄰近英國最大的交通樞紐

* View from the roof looking towards Westminster Abbey and Big Ben
照片從物業天台拍攝，直望西敏寺和大笨鐘



Reversionary Yield: 4.80% (before redevelopment)
Guide Price £95M
£1,164 psf
6215 1618
Kelvin Wong 黃先生

High Yield Undervalued En-Bloc Investment with Secure Income

- Strong and very secure tenants (6 tenants)
- Office portion single-let to government
- Prime high-street location
- 33 minutes to Manchester Piccadilly
- 優質和具保證的租戶組合 (6個租客)
- 寫字樓部分由英國政府單一承租
- 一線零售街道
- 33分鐘直達曼城



Net Initial Yield: 7.83%
Guide Price £9.8M
£88 psf
6215 1618
Kelvin Wong 黃先生

High Yield Prime Landmark Investment

- Freehold city centre landmark historic building
- Situated in Deansgate, the prime retailing central core of Manchester
- Highly reversionary with number of viable asset management initiatives
- 市中心永久業權地標歷史建築
- 位於曼城核心零售地段Deansgate
- 具多項資產增值方案



Net Initial Yield: 6.00%
Guide Price £17M
£304 psf
6215 1618
Kelvin Wong 黃先生

Prime mixed use investment near Trafalgar Square

- Located on prominent location between St James's and Covent Garden with views over Trafalgar Square
- Benefited from an unconditional planning consent for a new landmark development with extra 33,628 s.f. internal area provided
- Current passing rent is £465,000 p.a.
- 位處St James's及Covent Garden之間的優越地段的大廈，眺望Trafalgar Square美景
- 已取得城規批准，可建全新地標項目，額外提供33,628平方呎室內空間
- 年租金收入465,000英鎊



NIA of 72,359 s.f.
Net Initial Yield of 2.50%
Guide Price £80M
6215 1618
Kelvin Wong 黃先生

Prime en bloc retail/residential mixed use investment in Chelsea

- Subject en bloc mixed use retail/residential investment is within close proximity to Natural History Museum and Fulham Road close to South Kensington underground station
- Ground and basement let to Michelin starred restaurant with 10 years to expiry, 3 bed self contained residential unit on 1/F to 3/F
- Current passing rent is £255,500 p.a.
- 毗鄰Natural History Museum及Fulham Road的零售商舖及住宅大廈
- 首層及地庫由米芝蓮星級餐廳承租，更擁10年的租約，一樓至三樓則是三房住宅單位
- 年租金收入255,500英鎊



GIA of 5,281 s.f.
Net Initial Yield 2.99% (overall)
Guide Price £8M
5326 3344
Timothy Chan 陳先生

Prime en bloc retail investment single let to famous chain health & beauty shop

- A prominent location opposite Piccadilly garden and Market street
- Manchester most exclusive retail location
- Let to the 2nd largest drugstore in UK with over 900 stores across UK
- Current passing rent is £550,000 p.a.
- 此物業位處曼徹斯特最優越零售地段，正正於Piccadilly garden及Market street的對面
- 物業由英國第二大藥店獨立承租
- 年租金收入550,000英鎊



Net Initial Yield of 4.75%
Guide Price £10.85M
5662 8660
Sabella Poon 潘小姐

住宅

商業大廈

曼谷
雙鐵優勢

佔盡地理先機

首期由
港幣17餘萬起

香港獨家首度登場

- ◆ 泰國上市發展商Origin全新型格豪宅
- ◆ 3分鐘步程輕鬆接通BTS綠綫與機場綫兩鐵滙聚，5分鐘直達SIAM核心地標購物區
- ◆ 曼谷市中心罕有綜合式發展項目，多項住客休閒設施，設計概念揉合大自然與都會生活



1HR
DON MUANG
AIRPORT

26MINS
SUVARNAHUM
AIRPORT

NEW TREND OF LIVING



KING
POWER
VICTORY
MONUMENT
1MIN

PARK ORIGIN
PHAYA THAI

SIAM PARAGON



SIAM
5MINS

歡迎查詢:

+852 9010 7621

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LANDSCOPE
INTERNATIONAL

領域國際地產有限公司

ORIGIN

Fulcrum Global

Prime corner en bloc building in desirable location

- Subject property is an en bloc attractive mixed use retail/office bldg situated on South Molton Street and Brook Street, only 1 minute walk from both entrances to the new Bond Street Crossrail Station opening in December 2018
- The building comprises a G/F and basement level retail units and 5 offices arranged from 1/F to 4/F
- Retail floors let to iconic British brand and a leading global brand as a flagship store
- 此位處South Molton Street及Brook Street的受歡迎零售及辦公室大廈，距離2018年12月通車的Bond Street火車站僅1分鐘路程
- 大廈的首層及地庫是零售商舖，一樓至四樓是5個辦公室
- 零售商舖由世界知名的英國品牌承租作旗艦店

Virtual freehold title
NIA is 14,726 s.f.
Net Initial Yield of
2.76%, rising to over
3.00% in June 2018
Guide Price £56M
5662 8660
Sabella Poon 潘小姐



Newly refurbished en bloc building Grade A office

- Subject property is only 500m North East of the Liverpool Street station, Crossrail Station opening in 2018
- Excellent Grade A office and ancillary accommodation arranged over LG/F, G/F and five upper floors
- Multi-let to four office tenants
- Upon completion of the lease the property will provide a total passing rent of £1,228,618.50 p.a.
- 位處Liverpool Street及2018年通車的Crossrail站東南面500米的物業
- 地下一層、首層及五層上層是優質甲級寫字樓
- 由四個辦公室租戶承租
- 如果滿租，年租金收入達1,228,618.5英鎊

Freehold title
NIA is 20,714 s.f.
Net Initial Yield
of 4.78%
Guide Price £25.25M
5662 8660
Sabella Poon 潘小姐



Prime en bloc retail/residential investment 1 min walk to Covent Garden Tube

- Existing 3 storey building with feasibility study conducted by registered architect to add 3 new residential floors above current 3 storey retail bldg
- Seller will consider accepting conditional offer with just 10% down payment in stakeholders account in solicitors office which will become unconditional when the seller could procure all necessary planning permissions to add 3 additional floors
- Current passing rent is £166,500p.a. with fixed uplift in 2019 to £195,000.
- 樓高三層大廈，由註冊建築師進行可行性研究後，可額外增加三層住宅
- 買家可先付10%訂金，待城規批准後可加建三層住宅
- 年租金收入166,500英鎊，2019年年租金可向上調至195,000英鎊

Freehold title
NIA of 2,329 s.f.
Net Initial Yield
of 2.81%
Guide Price £6.5M
5662 8660
Sabella Poon 潘小姐



High yield office in London emerging tech hub

- High yield
- located in Farringdon, an emerging tech hub where Samsung and Amazon are located
- Within eight minutes walk to Farringdon crossrail station
- 高回報
- 位處Farringdon的新興科技中心，Samsung及Amazon均位處當地
- 8分步程可抵達Farringdon crossrail火車站

Net Initial yield
of 5.31%
Guide Price
£9.97M
5326 3344
Timothy Chan
陳先生



Prime river front retail unit let to famous bar (with outdoor seating area)

- Subject property is located in the heart of London's tourist attractions near Tower Bridge and immediate abuts the River Thames
- It occupies the G/F and basement level of an eight storey comprehensive residential building where the residential units have been sold off on long leases
- Current passing rent is approx. £335,000 p.a.
- 位處倫敦遊客區，毗鄰泰晤士河及倫敦塔橋的物業
- 樓高八層住宅大廈，設首層及地庫，住宅單位擁長租約
- 年租金收入335,000英鎊

999 years
leasehold
from 2003
GIA of 14,724 s.f.
Net Initial Yield
of 4.52%
Guide Price
£6.95M
5326 3344
Timothy Chan
陳先生



Prime retail and office units

- Located in the prestigious area in Notting Hill-Westbourne Grove
- High Yield
- Located at prominent crossroad of Westbourne Grove and Kensington Garden Square
- 位處Westbourne Grove Notting Hill的尊貴顯赫地段
- 高回報
- 坐落Westbourne Grove及Kensington Garden Square的著名十字路口



Net Initial Yield of 4.2%
Guide Price £5.75M
5326 3344 Timothy Chan
陳先生

曼谷 BTS沿線 全新住宅項目

Life
SUKHUMVIT 62



- ◆ 坐落曼谷市東面 Bangchak區，為中產人仕擇居之地
- ◆ 距離 BTS Bangchak 站僅220米；2站到 BITEC國際展覽館、4站達 Thonglor
- ◆ 永久業權，僅提供438伙；多元化住客會所，媲美香港豪宅
- ◆ 「LIFE」精品住宅系列，包括 Life Ladprao及 Life One Wireless 深受海外、泰國買家熱捧



首期由港幣
13餘萬起

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AP
AP (Thailand)
PCL

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領域 (C-062104) 持有
地產代理監管局發出之
牌照及受其規管



Pre-sale of en bloc residential bldg in Tokyo

Nerima-Ku, Tokyo 東京 練馬區

- Subject property is a 5 storey reinforced concrete en bloc residential bldg comprising a total of 18 self contained residential units
- Target completion date will be November 2018
- Projected reversionary yield upon full occupancy will be 14,151,000 JPY p.a.
- 6 min walking distance to Musashiseki Station of Seibu-Shinjuku Line
- 樓高五層鋼筋混凝土住宅大廈，共有18個住宅單位
- 預計竣工日期為2018年11月
- 如果滿租，年租金收入14,151,000日元
- 距離西武新宿線的武藏關站僅6分鐘步程

Freehold title
GIA of 347.80 sq.m.
Projected reversionary gross yield will be 5.04%
Guide price JPY 280.4M (approx. HK\$20M)

Pre-sale of en bloc residential bldg in Tokyo

Arakawa-Ku, Tokyo 東京 荒川區

- Subject property is a 9 storey reinforced concrete residential bldg comprising a total of 14 self contained residential units
- Target completion date will be March 2019
- Projected reversionary gross rental is 18,300,000 JPY p.a. when fully occupied
- 5 min walking distance to Nishi-nippori station of JR Yamanote Line, 4 min walking distance to Nishi-Nippori Station of Tokyo metro Chiyoda Line
- 樓高九層鋼筋混凝土住宅大廈，共有14個住宅單位
- 預計竣工日期為2019年3月
- 如果滿租，年租金總收入18,300,000日元
- 距離JR山手線的西日暮里站僅5分鐘步程，東京地下鐵千代田線的西日暮里站僅4分鐘步程

Freehold title
GIA of approx. 517.85 sm
Projected reversionary gross yield will be 4.98%
Guide Price JPY 367.20M (approx. HK\$26.22M)



Pre-sale of soon to be completed en bloc residential bldg in Shinagawa-Ku, Tokyo

Shinagawa-Ku, Tokyo 東京 品川區

- Subject residential bldg is a 9 storey reinforced concrete structure which sits on a site area of 122.95 sq.m.
- Projected completion time will be January 2019
- Projected reversionary gross rental will be JPY27,780,000 p.a.
- 5 min walking distance to Togoshi Station of Toei Asakusa Line and 5 min walking distance to Togoshi Ginza station of Tokyo-Ikegami Line
- 樓高九層鋼筋混凝土住宅大廈，地盤面積122.95平方米
- 預計竣工日期為2019年1月
- 年租金總收入27,780,000日元
- 距離都營地下鐵淺草線戶越站僅5分鐘步程，東京急行電鐵池上線的戶越銀座站僅5分鐘步程

Freehold title
GIA of approx. 886.38 sm
Projected reversionary gross yield upon full occupancy will be 4.80%
Guide price JPY 577.60M (approx. HK\$41.62M)

Completed en bloc residential bldg in Tokyo

Katsushika-Ku, Tokyo 東京 葛飾區

- Subject property is a 3 storey wooden structure which sits on a site area of 236.42 sq.m
- Completed in January 2018
- Projected reversionary gross rental upon full occupancy is JPY12,312,000 p.a.
- 4 min walking distance to Shibamata Station of Keisei-Kanamachi Line
- 樓高三層木結構建築，地盤面積236.42平方米
- 建於2018年1月
- 如果滿租，年租金總收入12,312,000日元
- 距離京成電鐵金町線的柴又站4分鐘步程

Freehold title
GIA of approx. 410.94 sm
Projected reversionary gross yield of 5.60%
Guide price JPY 220M (approx. HK\$15.71M)





最後商機

中環核心唯一全層 全新商廈出售

黃金地段 最高樓層

中環罕有全新商業大廈
些利街2-4號

✓ 昂然進駐 中環核心 獨立樓層

坐落中環至半自動扶手電梯旁，
5分鐘直達中環港鐵站

✓ 潛力無限

多個大型綜合發展項目，信步中環中心地標

全層 2,327-2,351'平方呎 (G)*
平均每呎只售 HK\$30,000 元

落成年份：預計2018年第三季

*未核實



• 全新華麗優雅大堂 同區最優質多用途核心商廈

座落中環主要幹道

得天獨厚三鐵交匯，佔據大都會核心優勢

商業地屢創新高

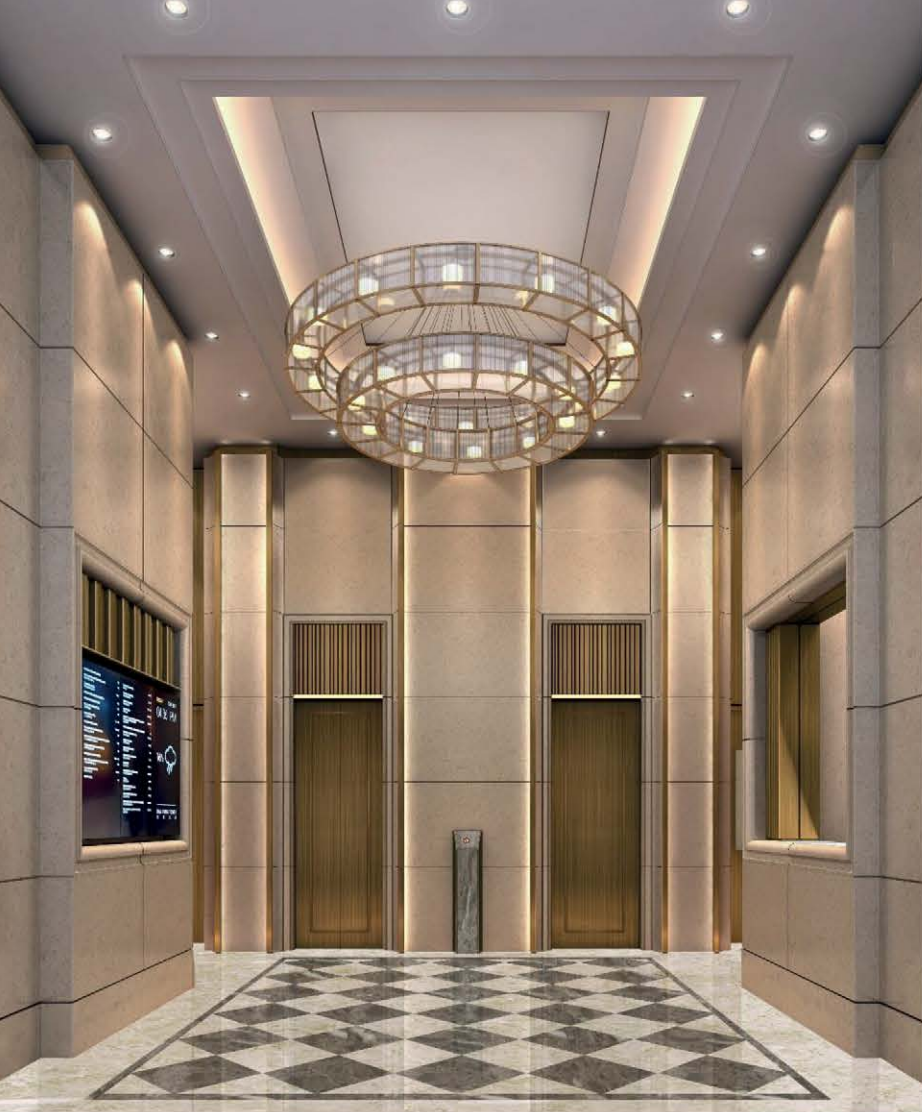
- 聚焦極罕中環CBD 全層私密，承重高達5kpa.
- 全新華麗優雅大堂 同區最優質多用途核心商廈
- 區內供應持續短缺 天價商業地王見證世紀時代
- 全層享極高私隱度 高消費群集中盡佔都會脉搏
- 單位間格四正無柱 分體冷氣獨立洗手間來去水



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CENTRAL

中環矜罕一樓全層 巨型落地展示玻璃

全新傲然登場, 時尚食肆名店薈萃
全層獨立空調、高承重, 開啟新世代商機

昂然進駐 中環核心據點

戰略要塞 -

座落中環中半山自動行人電梯旁,
毗鄰蘭桂芳及蘇豪區佔盡便捷地利,
適合各鄰型業務品牌服務華麗進駐。

全層 3,781' 平方呎 (G)*
每呎只售 HK\$24,500 餘

Can be sold via company shares transfer
可公司股份轉讓出售

*未核實



座落中環主要幹道

得天獨厚三鐵交匯, 佔據大都會核心優勢。
罕有核心區服務及零售一樓全層交吉出售。



商業地屢創新高:

- 聚焦核心中環CBD 罕有多用途廣告效益商業樓
- 全新華麗優雅大堂 同區最優質全新穎氣派登場
- 全層享極高私隱度 高消費群集中盡佔都會脈搏
- 全層獨享改造潛力 分體冷氣獨立洗手間來去水
- 區內供應持續短缺 天價商業地皇見證世紀時代

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